

**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**Monday, March 18, 2019**  
**5:00 PM**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. **February 18, 2019**  
[February 18, 2019](#)

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

**CONSENT AGENDA**

*Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.*

**CONSENT - ITEMS FOR WITHDRAWAL**

**CONSENT - ITEMS FOR DEFERRAL**

**7, 8, 14**

**CONSENT - ITEMS FOR APPROVAL**

**10, 11, 13**

**REGULAR AGENDA**

*Items will require approval by the Metropolitan Council unless otherwise noted.*

**THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL**

2. **PA-2-19 4141 Jones Creek Road**  
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the east side of Jones Creek Road, to the north of George O'Neal Road, on Lot B-1 of Frank Newell Tract. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)  
**PLANNING STAFF FINDINGS:** Recommend approval, considering the existing nonconforming use and the applicant's desire to address the nonconformity  
***Related to Case 16-19***  
[Application](#) [Staff Report](#)

3. **Case 16-19 4141 Jones Creek Road**  
 To rezone from Rural to Heavy Commercial (HC1) on property located on the east side of Jones Creek Road, to the north of George O'Neal Road, on Lot B-1 of Frank Newell Tract. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request will eliminate the existing non-conformity thus meeting the criteria for a change of zoning if commercial Comprehensive Plan Amendment is approved, and conforming to Unified Development Code requirements  
***Related to PA-2-19***  
[Application](#) [Staff Report](#)
4. **TA-2-19 Section 8.213.11, Rural Zoning (Sand and Gravel Mining)**  
 To revise the process for obtaining a permit to mine sand and gravel from an overlay to a Major Conditional Use Permit.  
**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan, the need to simplify the Unified Development Code, and Council direction  
[Staff Report](#)
5. **TA-5-19 Chapter 18, Landscape**  
 To eliminate redundancies, clarify buffer requirements between different uses on a single property, and clarify requirements for street yards in the Suburban Character Area.  
**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with FUTUREBR and the need to clarify language in the Unified Development Code  
[Staff Report](#)
6. **TA-6-19 Chapter 17, Parking and Loading**  
 To add guest parking requirements for townhome developments.  
**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code  
[Staff Report](#)
7. **CONSENT FOR DEFERRAL TA-7-19 Chapter 4, Site Plans and Plats**  
 To repeal Chapter 4, Permits and Final Plat Approval, and replace with new Chapter 4, Site Plans and Plats.  
**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code  
***Deferred to April 15 by the Planning Director***  
[Staff Report](#)
8. **CONSENT FOR DEFERRAL TA-8-19 Chapter 1, General Processes**  
 To revise Chapter 1, Processes deleting provisions that deal with the subdivision of land that are being incorporated into Chapter 4, Site Plans and Plats, and adding provisions regarding interpretation of the UDC that are being relocated from Chapter 6, Enforcement.  
**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code  
***Deferred to April 15 by the Planning Director***  
[Staff Report](#)
9. **Case 13-19 13111 Plank Road**  
 To rezone from Single Family Residential (A1) and Heavy Industrial (M2) to Heavy Commercial (HC2) on property located on the west side of Plank Road, to the north of Thomas Road, on a tract now or previously known as property of Iowa-LA. Land Company. Section 53, T5S, R1E, GLD, EBRP, LA (Council District 2 - Banks)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.  
[Application](#) [Staff Report](#)

10.

**CONSENT FOR APPROVAL Case 14-19 10044 Greenwell Springs Road**

To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the south side of Greenwell Springs Road, to the west of Pasadena Drive, on Lot 200 of Pasadena Subdivision. Section 66, T6S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.

[Application](#) [Staff Report](#)
11.

**CONSENT FOR APPROVAL Case 15-19 4580 Constitution Avenue**

To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the south side of Constitution Avenue, to the east of College Drive, on a portion of Lot B-1-A-2 of the Aldrich Acres property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.

[Application](#) [Staff Report](#)
12.

**Case 17-19 1184 Bob Pettit Boulevard**

To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and lounges) (C-AB-2) to increase the area of C-AB-2 on property located on the north side of Bob Pettit Boulevard, to the west of Nicholson Drive, on a portion of Lot A-2-A, Tigers Acres Subdivision. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)
13.

**CONSENT FOR APPROVAL Case 18-19 11650 Coursey Boulevard**

To rezone from Rural to Light Commercial (LC3) on property located on the south side of Coursey Boulevard, to the west of Sherwood Forest Boulevard, on Lot C-2-1-B-2-A of the Property of O. C. Harrell Tract. Section 50, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.

[Application](#) [Staff Report](#)

**THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION**

14.

**CONSENT FOR DEFERRAL TND-1-07 Phase 1D, Rouzan FDP**

Proposed low density single family residential subdivision, park, three new lots to be subdivided and the extension of Rouzan Square from Galerie Street to Glasgow Avenue, on property located south of Perkins Road, east of Glasgow Avenue, on a portion of the Rem. Of Lots RZ-3-B, RZ-3-C and RZ-E of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

***Deferred to April 15 by the Planning Director***

[Application](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

